FORM B – BUILDING

MASSACHUSETTS HISTORICAL COMMISSION
MASSACHUSETTS ARCHIVES BUILDING
220 MORRISSEY BOULEVARD
BOSTON, MASSACHUSETTS 02125

Assessor's Number	USGS Quad	Area(s)	Form Number
8-201B	ORLEANS		EAS.729

Town/City: Town of Eastham

Place: *(neighborhood or village)*: North Eastham

Address: 4660 State Highway

Historic Name: Joseph & Alda Oliver House

Uses: Present: single-family residence (possibly vacant)

Original: single-family residence

Date of Construction: 1928

Source: deeds

Style/Form: American Four Square

Architect/Builder: unknown

Exterior Material:

Foundation: concrete block

Wall/Trim: wood shingles

Roof: asphalt shingles

Outbuildings/Secondary Structures: cottage

Major Alterations *(with dates):* none

Condition: good

Moved: **no** ☒ **yes** ☐ **Date:**

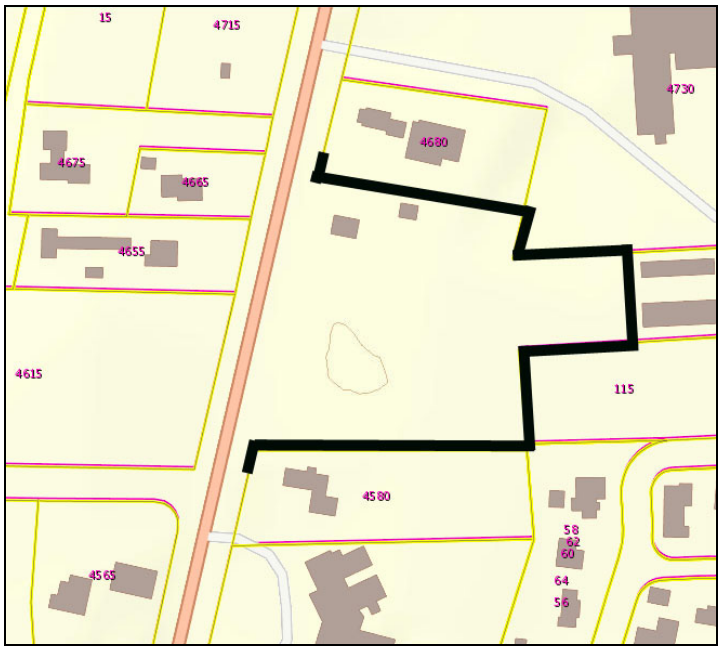
Acreage: 2.96 acres

Setting: The subject property is located on the east side of State Highway/Rt. 6. Restaurants occupy the adjoining properties both to the north and south. Warehouse/storage facility is immediately east of the property while a condominium complex of cottages lies to the southeast. Across the highway to the west is a retail boating outlet in a converted house, vacant commercial land, and a single family residential property.

Photograph

View from west-northwest.

Locus Map (north at top)



Recorded by: Larson Fisher Associates, Inc. with Kathryn Grover

Organization: Eastham Historical Commission

Date: May 2013

☐ Recommended for listing in the National Register of Historic Places.

ARCHITECTURAL DESCRIPTION:

The house on the subject property is a classic American Four Square in form with its cubic form that arises from its two-bay front facade by two-bay sides, two-story height and hipped roof. There is a brick center chimney. It has a nearly full front porch with entry off the right side with concrete steps and stoop rising from the south. The porch is now enclosed with a series of five six-over-one windows atop a kneewall along its front and is skirted with white-painted lattice. A one-story bump-out on the rear facade is for a pantry off the kitchen. There is a raised basement with access from both the interior and the exterior provided by a grade level entrance on the right (south) side situated midway between the basement and the first floor levels. All but one of the windows are six-over-six and may be replacements—if so they appear to be simulated divided lights. A casement window has been installed on the first floor, south side. The house is clad with weathered wood shingles and has white-painted corner boards and trim.

A 1-story, 1-bay deep and 3-bay wide gable-roofed cottage is located to the northeast of the dwelling but is oriented to the south. It is clad with wood shingles like the main house; the west side is painted white. Driveways off State Highway on both sides of the main house provide access to the property. A garage, once located behind the cottage, has been removed. There is minimal vegetation on the site but there are some mature evergreen trees located to the right of the house and a wooded area to the east. The house and property looked to be under major renovation/redevelopment at the time it was field checked and, indeed, the Town of Eastham's Board of Health has approved a plan by which it would become a mixed use-commercial/ residential property, the cottage would be removed and two other buildings constructed having first floor commercial uses with apartments above, a total of seven. The existing house is to be converted from a three-bedroom to a two-bedroom dwelling.[1]

NOTE: The buildings underwent renovations during the course of this survey project. See photos below.

HISTORICAL NARRATIVE

The house at 4660 State Highway was built on land that once belonged to members of Eastham's Horton family and that Lewis H. Collins acquired in two deeds in 1905 and 1926. Collins lived in numerous South Eastham houses, and he may have bought the six acres of Horton land as an investment; it is possible, too, that he built the house before selling the parcel in 1928 to farmer Joseph Oliver, but the deed makes no mention of buildings.[2] By 1929 Joseph Oliver, who was born in Portugal in 1902 and immigrated to the United States in 1918, is recorded as a farmer and property owner on King's Highway in Eastham. The 1930 census lists him on State Highway with his wife Alda Silva Oliver, born in 1901, also was a native of Portugal; she came to the United States with the couple's children Herbert, then six years old, and Laura, then four, in 1927.

By 1935, the Seamen's Savings Bank in Provincetown had foreclosed on the property after Oliver defaulted on his mortgage; he had by then returned to Lawrence, where he lived in 1924. In December 1937 the bank sold the property to Harry L. and Lucia S. Reimers of Wellfleet.[3] By January 1945 the Reimers too had defaulted, and the next month Seamen's Savings Bank sold the property to Clarence E. and Grace P. Walker.[4] Born in 1885 in Saugus, Massachusetts, Walker drove a milk truck in Lynn in 1910 and was a coal company chauffeur in Everett in 1920 before moving to Eastham. His Everett household included his wife Grace and his sister-in-law, Evelyn H. Paine, in 1920. Paine had purchased two lots in Robert E. Horton's 1915 subdivision on Campground Road from Herbert Seavey in August 1917. Thus, it could have been Paine's purchase that brought Walker to Eastham by 1929. That year's directory lists him as a carpenter living on Campground Road. The 1930 census lists his occupation as house carpenter and his home on State Highway. In 1948 Clayton O. Horton sold Walker a 1.87-acre lot to the south of the 4660 State Highway house, and the next year Walker began developing a large section of Campground Road, from Griffin's Way on the west to its eastern extension near 300 Campground Road.[5]

Tax records for 1947 show Clarence Walker with a house valued at $3000, a barn at $150, and a henhouse on what was then a 4.48-acre lot on State Highway; he also owned a cottage and garage elsewhere and a cottage in his Campground Pines development. Whether he ever occupied 4660 State Highway is not known. In 1951 Walker filed a plan recording the adjacent lots on State Highway, and the next year he sold them—a .65-acre parcel that included 4600 State Highway and a 1.87-acre parcel south of it acquired from Clayton Horton—to Robert and Jeanie B. Turner of Bellmore, New York.[6] Tax records for 1954 show the Turners with these two lots and a house valued at $4000.

The Turners owned 4660 State Highway until 1954 when they sold the lot containing the house to Helen A. Izick of West

[1] Town of Eastham records, letter of Board of Health approval dated Aug. 3, 2007. (See approved site plan, below.)
[2] Eliza F. Horton to Lewis H. Collins, 1 February 1905, Barnstable County Registry of Deeds (hereafter cited as BCD) 271:113; John H. Horton to Lewis H. Collins, 27 November 1926, BCD 438:448; Lewis H. Collins to Joseph Oliver, 9 June 1928, BCD 457:424.
[3] Seamen's Savings Bank to Seamen's Savings Bank, 12 September 1935, BCD 513:470; Seamen's Savings Bank to Harry L. and Lucia S. Reimers, 2 December 1937, BCD 534:169.
[4] Seamen's Savings Bank to Clarence E. and Grace E. Walker, 7 February 1945, BCD 624:64.
[5] Clayton O. Horton to Clarence E. and Grace E. Walker, 3 October 1948, BCD 706:297.
[6] Clarence E. and Grace P. Walker to Robert and Jeanie B. Turner, Bellmore NY, 13 August 1952, BCD 819:25; "Plan of Land in Eastham Mass. Property of Clarence E. Walker," December 1951, Barnstable County Registry of Deeds Plan (hereafter cited as BCP) 105:87.

Continuation sheet 1

Roxbury. Izick sold the property in 1980 to Catherine H. Hill of West Roxbury, who had acquired the larger lot to the south from the Turners in 1964. Catherine Hill died in 1995 in West Roxbury, and in February 2006 Gerald B. Hill, her executor and heir, transferred title to himself. In 2010 he deeded the property to his former wife, Martha H. Hill of Rockland, Maine, and in 2012 she sold it to current owners Wayne A. and Susan B. Pratt, then of Brewster.[7]

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MAPS
Walling, Henry F. *Map of the Counties of Barnstable, Dukes and Nantucket Massachusetts Based upon the Trigonometrical Survey of the State*. New York: D. R. Smith and Co.,1858.
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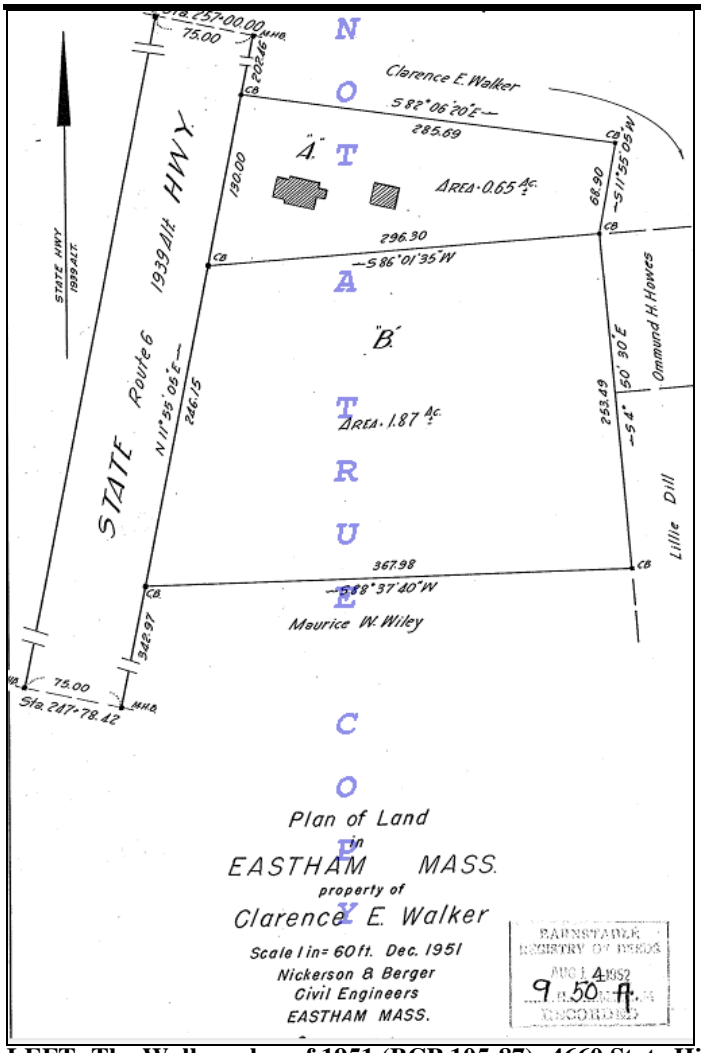
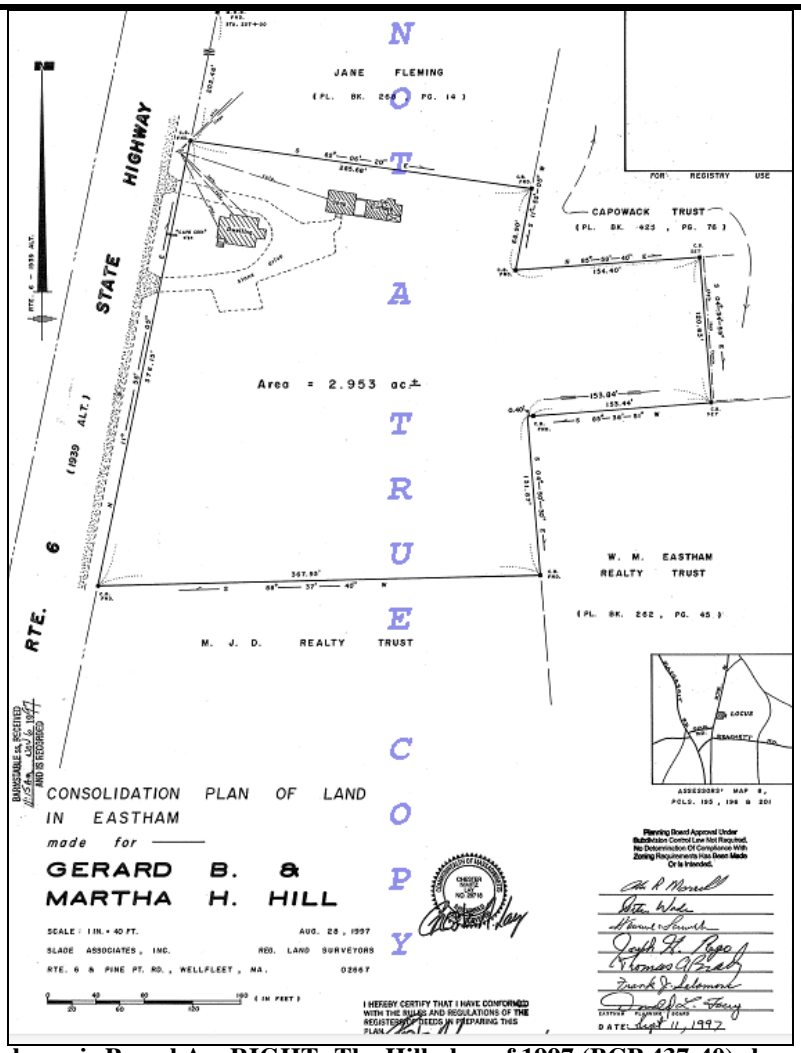
Atlas of Barnstable County, Massachusetts . . . from Official Plans and Actual Surveys. Boston: Walker Lithograph and Publishing Co., 1905, 1910.

SUPPLEMENTARY IMAGES

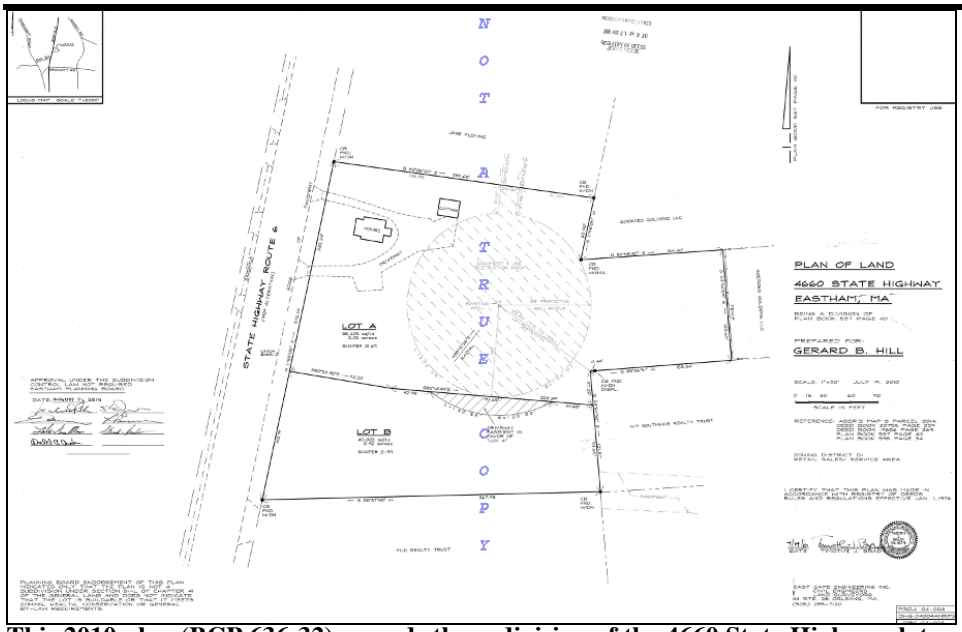
[7] Robert B. and Jeanie B. Turner to Helen A. Izick, 9 September 1954, BCD 885:199; Izick to Catherine H. Hill, 20 November 1980, BCD 3196:221; Gerard B. Hill, individually and as executor estate Catherine H. Hill, to Gerald B. Hill, 21 February 2006, BCD 20755:239; Gerald B. Hill to Martha H. Hill, 2 November 2010; BCD 24966:134; Martha H. Hill to Wayne A. and Susan B. Pratt, 28 December 2012, BCD 26997:60. See also "Consolidation Plan of Land in Eastham Made for Gerard B. & Martha H. Hill," 28 August 1997, BCP 537:40, and "Plan of Land 4660 State Highway Eastham, MA Prepared for Gerard B. Hill," 9 July 2010, BCP 636:32.



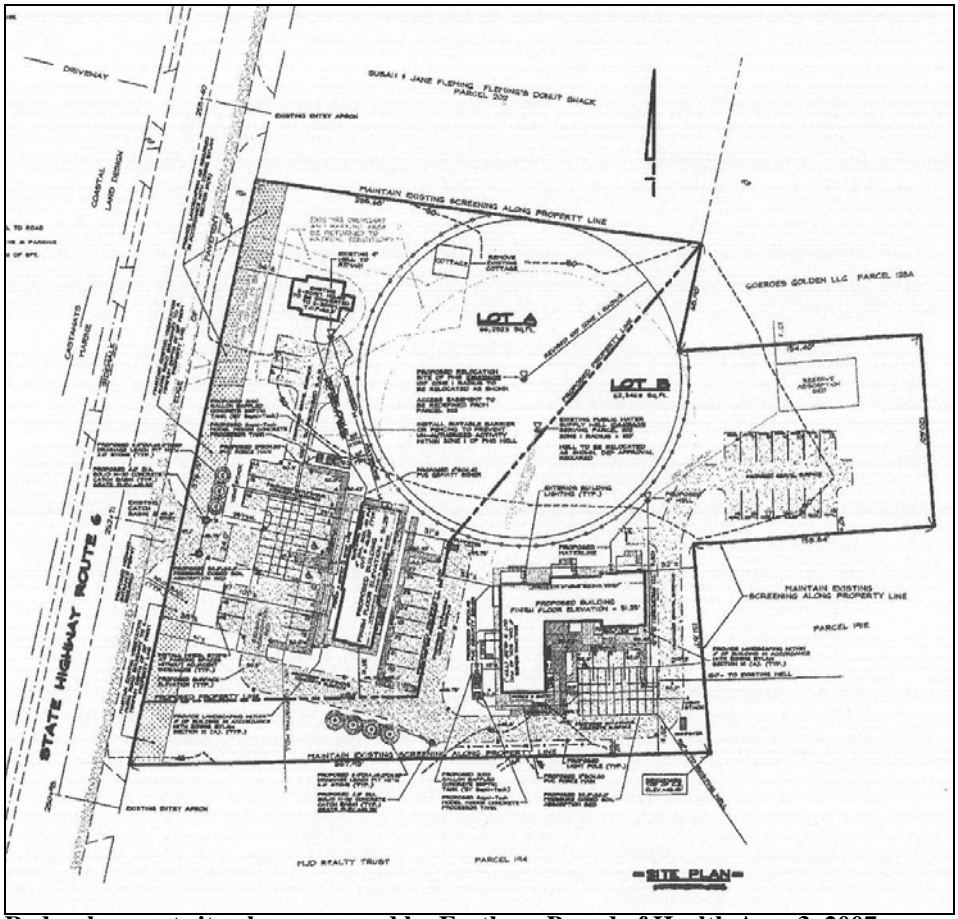


LEFT: The Walker plan of 1951 (BCP 105:87); 4660 State Highway is Parcel A. RIGHT: The Hill plan of 1997 (BCP 437:40) shows the two parcels as one, and the dwelling, "shop," and "cottage."

Continuation sheet 3



This 2010 plan (BCP 636:32) records the redivision of the 4660 State Highway lot.



Redevelopment site plan approved by Eastham Board of Health Aug. 3, 2007.

PHOTOGRAPHS

(credit Larson Fisher Associates, 2012-2013 unless otherwise noted)

View from west (Jan. 2013 photo).

July 2013 photo – after renovations.

View from southeast (July 2013 photo).

Accessory building view from southwest (July 2013 photo).